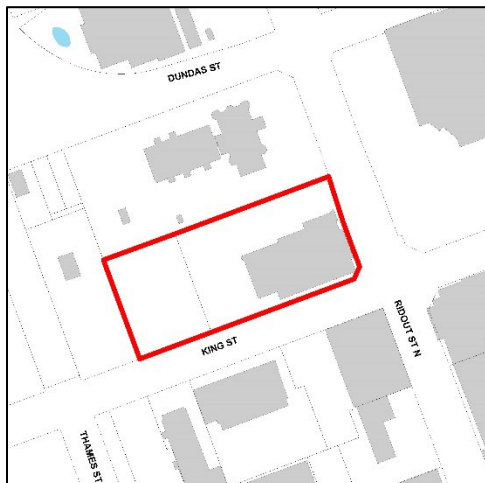




REVISED APPLICATION AND PUBLIC MEETING NOTICE

Official Plan and Zoning By-law Amendments

50 King Street & 399 Ridout Street North



File: OZ-9622

Applicant: 50 King Street London Ltd (c/o York Developments)

What is Proposed?

Official Plan and Zoning amendments to allow:

- Proposed mixed-use development with commercial, office and residential uses;
- Two apartment buildings of 43 storeys and 53 storeys (186m) with a 4 storey podium;
- A total of 550 vehicle parking spaces;
- A density of 1,175 units per hectare with 800 residential units and 13,785 square metres of commercial, retail and office gross floor area.
- Retaining the existing heritage courthouse and gaol buildings along Dundas Street.

YOU ARE INVITED!

Further to the Notice of Application you received on June 14, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, October 3, 2023, no earlier than 5:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details. Members of the public will have 5 minutes to provide comments to the committee.

For more information contact:

Planner: Sonia Wise

swise@london.ca

519-661-CITY (2489) ext.5887

Planning & Development, City of London,
300 Dufferin Avenue, 6th floor

London ON PO BOX 5035 N6A 4L9

london.ca/planapps

To speak to your Ward Councillor:

David Ferreira

dferreira@london.ca

519-661-CITY (2489) ext.4013

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: September 13, 2023

Application Details

Requested Amendment to The London Plan (New Official Plan)

To add a specific policy to allow for an increased building height of 53 storeys.

Requested Zoning By-law Amendment

To change the zoning from a Community Facility/Downtown Area (CF1/DA2*D350*H15) zone; and a holding Downtown Area Bonus (h-3*h-5*h-18*h-149*h-207*DA1*D350*H15*B-36) zone to a holding Downtown Area Special Provision (h-5*h-18*h-103*h-149*h-207*h-()*DA2()*D1,175*H186) zone. Changes to the currently permitted land uses and development regulations are summarized below.

The London Plan and the Zoning By-law are available at london.ca.

Current Zoning

Zone: a Community Facility/Downtown Area (CF1/DA2*D350*H15) zone; and a holding Downtown Area Bonus (h-3*h-5*h-18*h-149*h-207*DA1*D350*H15*B-36) zone

Permitted Uses: DA1: retail stores; supermarkets; amusement game establishments; apartment buildings with dwelling units at the rear or second floor; apartment hotels with dwelling units at the rear or second floor; art galleries; assembly halls; bake shops; clinics; commercial parking structures; commercial recreation establishments; convenience stores; day care centres; dry cleaning and laundry depots; duplicating shops; dwelling units at the rear or second floor; emergency care establishments; film processing depots; financial institutions; funeral homes; group homes type 2; hotels; institutions; laboratories; laundromats; libraries; medical/dental offices; museums; offices restricted to the second floor; patient testing centre laboratories; personal service establishments; place of worship; printing establishments; private clubs; repair and rental establishments; restaurants; restaurants, outdoor patio; schools; senior citizen apartment buildings on the second floor; service and repair establishments; service trades; studios; taverns; theatres and cinemas; video rental establishments; lodging house class 2; place of entertainment; accessory dwelling units on the rear of the ground floor or second floor; brewing on premises establishment; artisan workshop; craft brewery. DA2: additional uses: apartment buildings; apartment hotels; dwelling units; senior citizen apartment buildings. CF1: additional uses: elementary schools; public swimming pools; post office depots; private schools; secondary schools; police stations.

Holding Provisions: The h-3 holding provision requires a wind assessment; the h-5 holding provision requires a public site plan meeting; the h-18 holding provision requires an archaeological assessment; the h-149 holding provision requires sanitary and stormwater servicing reports; and the h-207 holding provision requires a Heritage Impact Assessment.

Residential Density: The D350 allows for a base density of 350 units per hectare

Height: The H15 allows for a base of 15m of building height or 3 approximately storeys

Bonus Zone: A B-36 applies to the site allowing a density of 750 units per hectare, a height of 95m (approximately 30 storeys) and a 0m setback for the residential component.

Requested Zoning

Zone: holding Downtown Area Special Provision (DA2()*D1,175*H186)

Permitted Uses: The above listed uses in the DA1 and DA2 zones.

Special Provision(s): 1) To permit the residential component of buildings to be located at or near the street frontages and 2) To regulate aspects of urban design for the tower floorplate, tower location, ground floor design and location of underground parking.

Residential Density: A maximum density up to 1,175 units per hectare

Height: 53 storeys (186m)

The City is considering amending the zoning for portion of the municipal owned lands to the west of the site along Ivey Park are proposed to be rezoned as Open Space (OS4) and Open Space Special Provision (OS2()) to permit passive and active open space uses on a portion of the lands.

Holding provisions are propose for public involvement, archaeological assessment, servicing, urban design and heritage.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Downtown Area Place Type in The London Plan, permitting a broad range of commercial, office and residential uses, with a maximum height of 35 storeys.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

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The above image represents the applicant's proposal as submitted and may change.

Building Renderings



Northwest View



View Looking South



View from Dundas Street & Ridout Street North



View Looking East

The above images represent the applicant's proposal as submitted and may change.